

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director 954-797-1101  
Prepared by: Marcie Oppenheimer Nolan, Deputy Planning and Zoning Manager

**SUBJECT:** SP/8-7-04/ Aveda Institute

**ADDRESS/LOCATION:** 4186 S. University Drive

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** Site Plan approval for the Aveda Institute

**REPORT IN BRIEF:** This is a request for site plan approval for a 16,850 square foot day spa training facility, Aveda Institute. The vacant parcel is located at 4186 University Drive surrounded by commercial uses to the north and south, University Drive to the west, and to the east by an existing single family home. The parcel is zoned B-2, Community Business District with an underlying land use classification of RAC, Regional Activity Center.

The site is designed to reflect the natural focus of the beauty products created by Aveda. Upon entering the site off University Drive, two retention areas designed as native wetlands are located on either side of the drive aisle. Parking is located in the rear of the site with a sidewalk leading to the main entrance. The building uses natural materials of split face block and simulated coquina stone juxtaposed against metal panels. The façade along University Drive utilizes images of plants and flowers to integrate the building into the natural environments created throughout the site. Covered walkways and projecting metal awnings provide relief from the sun along the southern exposure. The landscape plan utilizes mostly native plant material and creates small scale native plant ecosystems to replicate the historical environment of this area. The project is designed to be compatible and consistent with the Davie community through the use of natural materials native landscaping.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** At the January 25, 2005 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that the graphics which are to be suspended on the front of the building be replaced when they begin to fade; 2) to provide details on the pedestrian bridge that crosses the entry if it is required; and 3) that on the east wall, work with staff on the design of it for another alternative material. Motion carried 5-0

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. However, the following conditions must be addressed by the applicant prior to final site plan approval:

1. Indicate any mechanical equipment on the ground. Provide 36" tall shrubs according to the Land Development Code.
2. Provide a survey by a registered Landscape Architect or Certified Arborist indicating the height, diameter and condition of the black olives along the south property line.
3. Relocate the two light fixtures at the eastern most property line to the west or lower the height of the light poles to minimize any potential glare on the residential home to the east.

**Attachment(s):** Staff Report, Site Plan, Future Land Use Map, Zoning and Aerial Map,

Application: SP 8-7-04/Aveda Day Spa

Original Date: 1/20/05  
Revisions: 1/27/05

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**TOWN OF DAVIE**  
Development Services Department  
Planning and Zoning Division  
*Staff Report and Recommendation*

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**Application Information**

Owner

**Name:** Executive National Bank  
**Address:** 9600 N. Kendall Drive  
**City:** Miami, FL 33176  
**Phone:** 305-274-8382

Petitioner:

**Name:** Joseph Handley  
**Address:** 3563 NW 53 St.  
**City:** Ft. Lauderdale, FL 33309  
**Phone:** 954-739-2002

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**Background Information**

**Application Request:** Site plan approval for Aveda Institute, a training facility for Aveda day spas throughout South Florida.

**Address/Location:** 4186 S. University Drive

**Future Land Use Plan Designation:** Regional Activity Center (RAC)

**Zoning:** B-2, Community Business District

**Existing Use:** vacant

**Proposed Use:** A two story 16, 850 square foot building.

**Parcel Size:** 3.19 gross acres  
2.70 net acres

**Surrounding Uses:**

**North:** Burkhart Tractors  
**South:** Dry Concepts and Westlake School  
**East:** single family homes  
**West:** University Drive

**Surrounding Land**

**Use Plan Designation:**

RAC  
RAC  
RAC  
RAC

**Surrounding Zoning:**

**North:** B-2, Community Business District  
**South:** B-3, Planned Business Center  
**East:** A-1, Agricultural District  
**West:** Transportation

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**Zoning History**

The parcel is an existing platted vacant lot with no recent zoning history

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## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-83, Commercial Conservation Standards, requires 25-foot setbacks adjacent to public and private right-of-way for B-2 zoning district. The maximum building coverage is 40%, minimum open space is 30%, and maximum allowable height is 35 feet.

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## Comprehensive Plan Considerations

**Planning Area:** This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1:* Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Significant Development Review Agency Comments

This application has been reviewed by the Development Review Committee and the following comments are noted:

**Engineering:** Provide a right turn lane on University Drive northbound lane onto the proposed driveway entrance.

*The applicant provided a pre-application letter from FDOT whereby the turn lane was not required.*

**Planning:** Provide a six foot recreational trail adjacent to the west of the site.

*There is an existing 6- wide sidewalk along University Drive.*

### **Landscaping:**

Indicate any mechanical equipment on the ground. Where located, provide 36" tall shrubs according to the Land Development Code.

*This has not been addressed.*

Provide a survey by a registered Landscape Architect or Certified Arborist indicating the height, diameter and condition of the black olives along the south property line.

*This has not been addressed.*

**Central Broward Water Control District:**

The approval of Central Broward will be required prior to final approval by the Town.

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## Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

*Site:* The subject parcel is a vacant 3.19 acre site. The applicant is proposing to build a facility for Aveda to train staff in the appropriate use of their beauty products and treatments. The site is designed to reflect the natural focus of the beauty products created by Aveda. The site is accessed via one opening off University Drive. Upon entering, two retention areas designed as native wetlands are located on either side of the drive aisle. Parking is located in the rear of the site with a sidewalk leading to the main entrance. The building is a two story structure with offices on the second floor. The first floor is separated into areas for manicures, pedicures, and other services that Aveda offers its customers.

*Pedestrian Accessibility/Trails:* The Roberts/Potters Park recreational trail is located along the western limit of the site. This trail is the 6 foot sidewalk existing along University Drive.

*Architecture:* The building uses natural materials of split face block and simulated coquina stone juxtaposed against metal panels. The orientation of the building takes advantage of natural light and enhances the overall energy efficiency of the building. The façade along University Drive utilizes images of plants and flowers to integrate the building into the natural environments created throughout the site. Covered walkways and projecting metal awnings provide relief from the sun along the southern exposure.

*Height:* The maximum height of the building is 33', 35' is allowed by code.

*Access and Parking:* Access to the site is from University Drive. Handicap parking is located in the front of the building with the remaining parking located in the rear of the site. A total of 132 parking spaces are required with 138 spaces provided.

*Lighting:* The light plan meets the requirements of the land development code, with no more than .5 footcandles at the property line. However, the two light fixtures at the eastern most property line shall either be relocated further to the west or the light poles shall be lowered to minimize any potential glare on the residential home to the east.

*Landscaping:* The landscape plan as submitted exceeds the minimum landscape requirements. In addition it utilizes mostly native plant material and creates small scale native plant ecosystems to replicate the historical environment of this area. Live oak, Royal palms, Gumbo limbo, and Red maple are used as the main trees with cocoplum, spikerush, firebrush and coffee used for the shrub material.

*Drainage:* The subject property lies within the Central Broward Water Control District (CBWCD). Approval from the CBWCD shall be obtained prior to issuance of any site development permit.

*Compatibility:* This project is one of the first new construction projects along University Drive. While being placed between two existing developments, the project seeks to be compatible with the greater surrounding area through the use of a large native landscape buffer along University Drive and 8 foot solid wall with canopy trees to buffer the existing single family

home to the east. The site design is compatible with the surrounding uses and serves as a model for a landscape theme along University Drive for future developments.

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### **Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood and represents a compatible transition with buffering from the commercial to residential.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. However, the following conditions must be addressed by the applicant prior to final site plan approval:

4. Indicate any mechanical equipment on the ground. Provide 36" tall shrubs according to the Land Development Code.
  5. Provide a survey by a registered Landscape Architect or Certified Arborist indicating the height, diameter and condition of the black olives along the south property line.
  6. Relocate the two light fixtures at the eastern most property line to the west or lower the height of the light poles to minimize any potential glare on the residential home to the east.
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### **Site Plan Committee**

At the January 25, 2005 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that the graphics which are to be suspended on the front of the building be replaced when they begin to fade; 2) to provide details on the pedestrian bridge that crosses the entry if it is required; and 3) that on the east wall, work with staff on the design of it for another alternative material. Motion carried 5-0

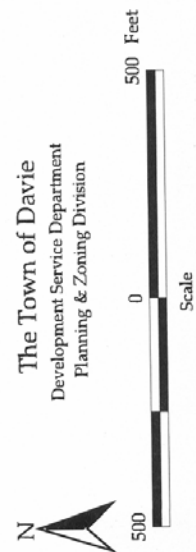
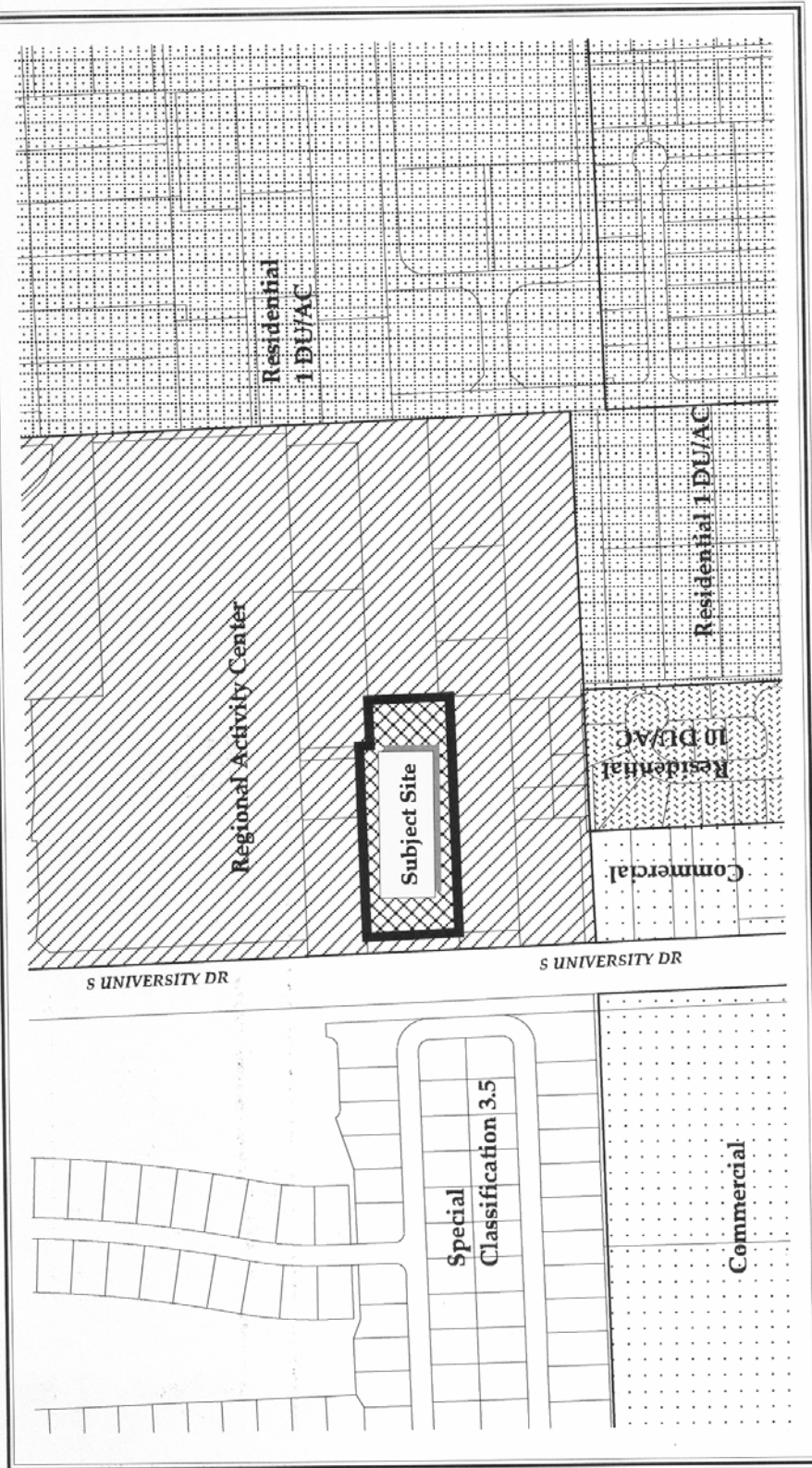
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#### **Exhibits:**

1. Site Plan,
2. Future Land Use Map,
3. Zoning and Aerial Map,

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

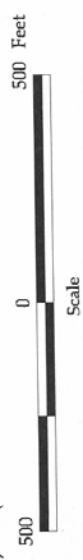


The Town of Davie  
Development Service Department  
Planning & Zoning Division



Site Plan Application  
SP 8-7-04, Aveda  
Future Land Use Map

Prepared By: D.M.A.  
Date Prepared: 01/21/05



The Town of Davie  
Development Service Department  
Planning & Zoning Division



Site Plan Application  
SP 8-7-04, Aveda  
Aerial, Zoning, & Subject Site Map

Prepared By: D.M.A.  
Date Prepared: 01/21/05